

REDEVELOPMENT AGENCY MINUTES

REDEVELOPMENT AGENCY MEETING
OF
MAY 17, 1994

Meeting adjourned as The City Council at 2:25 p.m.

Meeting reconvened as The Redevelopment Agency as 2:30 p.m.

Roll Call

Present: Members Mathis, Roberts, Kehoe, Stevens, Warden,
Stallings, McCarty, Vargas, and Chair Golding
City Manager, Jack McGrory
City Attorney, John Witt
Secretary, Jack Fiskin

ADOPTION

1. Approving resolution to:

Authorizing condemnation proceedings to acquire two ownership parcels located in the Cortez and Little Italy Redevelopment Districts of the Centre City Redevelopment Project. The ownership parcels are: Parcel No. 533-260-09, Peter B. and Patricia Clarke and Parcel No. 533-243-02,03 and 04, Denise Paccione Watkins and Denise Paccione, Executor of the Estate of Dale Watkins, Jr.

David Allsbrook, presented Centre City Development Corporation report dated May 3, 1994.

Craig Johnson, an attorney, from the firm of Johnson and Associates, representing Dale Watkins and other property owners addressed concerns to one of the parcel sought for condemnation, Sheffield, Platers Incorporated, a business that has been operating over 46 years. Mr. Johnson stated the law required CCDC to make an offer for Goodwill Damages. No offer had been made by CCDC, there was a goodwill appraisal being done which will take at least eight (8) weeks to complete.

Mayor Golding stated this is not a court of law, either you are in favor or opposed to the project. If you are opposed state the reasons.

Mr. Johnson said they were are not opposed to the project, but opposed to the adoption of a resolution necessity to condemn the property because a complete offer has not been made, as required by law. Based on these reasons, the goodwill information, goodwill appraisal, and goodwill offer were not included in the offer for compensation, the offer is invalid, and therefore this body does not have the power to condemn.

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Mr. Johnson stated would like this appraisal to take place, and if goodwill damages are found then make the offer including the amount for goodwill damages, then they would not have to go to court. Mr. Johnson said that good things have been accomplished through negotiations, and would like to continue working with the City.

Member Roberts agreed with some of the statements made by Mr. Johnson; that Sheffield Platers has been a good neighbor, the offer for goodwill had not been made; and CCDC was in the process of doing a goodwill appraisal, which is needed before we can proceed.

Susan Hinz, Deputy City Attorney, stated they have reviewed the information that has been provided not only by CCDC, but from Mr. Johnson. She said the offer made on March 1994 was adequate, and pursuant to the code. Ms. Hinz said the Goodwill appraiser is reviewing the information available, but has not yet received tax returns, profit and loss statements and these things are essential before the goodwill offer can be made.

Member Roberts asked what steps are necessary, and timing involved?

David Allsbrook said if Agency approves the condemnation resolution, we would file, the agency would take an order immediate possession and deposit the money with the court. This would freeze the date of value. Mr. Allsbrook further stated that tenants are entitled to their relocation benefits and we will continue to work them. However, relocation will be difficult and they probably will not be to move within 90 days because of all of the environmental requirements and approvals that are needed. Whatever timeframe is necessary in order to move them, CCDC will assist them.

Member Roberts asked is there anything that precludes CCDC, and the owners of the property getting together and making a friendly agreement to settle within the next 30 days, or any period after that without going to court?

David Allsbrook stated they will continue to negotiate with the property owners.

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Member Roberts stated he hoped all of the parties concerned could get together. However, we needed to move forward and approve the findings made by Centre City Development Corporation. He said this would expand the opportunity for the school and the community.

Motion by Member Roberts to approve staff recommendation
Second by Member Warden

Vote: 9-0

Adopted as Resolution No. R-2384.

2. Approving resolution and document to:

Enter into an agreement with Public Financial Management, Inc. and Municipal Capital Management, Inc. for financial advisor services relating to the sale of bonds for the development of the San Diego Entertainment and Sports Center in an amount not to exceed \$142,000.

See Centre City Development Corporation Report dated May 5, 1994.

No one spoke in opposition to this item.

Motion by Member Roberts to approve staff recommendation
Second by Member Warden

Vote: 9-0

Adopted as Resolution No. R-2385 and Document No. D-02183.

ADJOURNMENT

The meeting adjourned at 2:50 p.m. to the next regular meeting of May 31, 1994.



Secretary of the Redevelopment Agency
of the City of San Diego, California